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2. PROPERTY DESCRIPTION: THE E_2, SW<sup>1</sup><sub>4</sub>, NE<sup>1</sup><sub>4</sub>, & W<sup>1</sup><sub>4</sub>, SW<sup>1</sup><sub>4</sub>, AND NE<sup>1</sup><sub>4</sub> OF SECTION 21
     T1N OF UTE MERIDIAN ALONG WITH LOTS 1,3&4 OF SKIFF MINOR SUBDIVISION &
      LOT 5 OF IRON WHEEL PUD FILING NO. 1.
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3. EXISTING USE = VACANT
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4. PROPOSED USE = RESIDENTIAL
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5. PROPERTY ZONED = CMU
6. MINIMUM LOT AREA:
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5,000 SF
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6,000 SF ON CORNER LOTS
7. MINIMUM STREET FRONTAGE: 25 FEET
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8. MINIMUM BUILDING SETBACKS:
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ALLEY LOADED LOTS:
    FRONT = 15'
    SIDE = 16' TOTAL
    REAR = 15'
MAXIMUM LOT COVERAGE: 60%
STANDARD LOTS:
   FRONT = 20'
    SIDE = 16' TOTAL
    REAR = 15'
MAXIMUM LOT COVERAGE: 35%
STANDARD LOTS WITH PARKING ALONG REAR:
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FRONT = 20'
SIDE = 16' TOTAL
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REAR = 15'
    MAXIMUM LOT COVERAGE: 60%
9. MAXIMUM BUILDING HEIGHT: 35 FEET
10. PROPERTY APPLICANT:
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- BOOKCLIFF ORCHARDS, LLC 2350 G ROAD GRAND JUNCTION, CO 81505 11. PROPERTY AREA ZONED: 2,538,734 S.F. (58.28 AC.) NUMBER OF LOTS: 239 SINGLE FAMILY LOTS & 32 MULTI-FAMILY UNITS
- 12. GEOTECHNICAL INVESTIGATION PERFORMED BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC. REFER TO REPORT #2009-06 DATED 01/30/06.

4.1 DWELLING UNITS/AC.

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13. THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS
   NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.
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# PROJECT BENCHMARK

DENSITY:

PROJECT BENCHMARK #1 IS A SURVEY MONUMENT LOCATED AT THE E1/4 CORNER OF SECTION 21, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4530.97 N:63259.01 E:52502.69 PROJECT BENCHMARK #2 IS A SURVEY MONUMENT LOCATED AT THE N1/16 CORNER OF SECTIONS 21/22, T1N, R2W, ON 19 ROAD. ELEVATION IS BASED ON THE MESA COUNTY SURVEY INFORMATION MANAGEMENT SYSTEM. ELEVATION=4538.87 N:634578.99 E:522515.80 BASIS OF BEARING IS BETWEEN THESE TWO POINTS AND FROM G.V.A.L.C.S., N00°34'08"E, 1320.04'.

# Filing 2 of Iron Wheel Subdivision

953 19 Road Fruita, Colorado 81521





 DESIGN TEAM
SURVEYING
DH SURVEYS INC. JOB NO. 813-17-49 DATED NOVEMBER 2017 ADDRESS: 118 OURAY AVE. GRAND JUNCTION, CO 81501 PHONE: (970)-245-8749
 LANDSCAPE ARCHITECT
MITCH REWOLD LANDSCAPE ARCHITECT ADDRESS: 386 34 1/2 ROAD PALISADE, COLORADO 81526 PHONE: (970)-361-4345
 CIVIL ENGINEER
VORTEX ENGINEERING & ARCHITECTURE, INC. ADDRESS: 2394 PATTERSON ROAD, SUITE 201 GRAND JUNCTION, CO 81505 PHONE: (970)-245-9051
GEOTECHNICAL ENGINEER
HUDDLESTON-BERRY ENGINEERING & TESTING, LLC PROJECT 2009-06 DATED JANUARY 30, 2006 ADDRESS: 640 WHITE AVE., UNIT B, GRAND JUNCTION, CO 81501 PHONE: (970)-2455-8005
ADDRESS: 637 25 ROAD, GRAND JUNCTION, CO 81505

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



Sheet Number	Sheet Title
C0.0	Cover Sheet
C0.1	Project Notes
C0.2	Legend & Abbreviations
C0.3	Filing Plan
C0.4	Existing Conditions Plan
C1.0	Signage & Lighting Plan
C1.1	Fire Site Plan
C2.0	Overall Site Plan
C2.1	Site Plan
C3.0	Overall Grading Plan
C3.1	Grading Plan & TOF Table
C3.2	Grading - Filing 2 Backyard Walls
C4.0	Utility Plan
C5.0	Road P&P - Rusty Rivet Road
C5.1	Road P&P - Caliper Way
C5.2	Road P&P - Caliper Way Connection to F1
C5.3	Road Plan - Emergency Access Rd.
C6.0	Sewer Plan & Profile - Rusty Rivet Road
C6.1	Sewer Plan & Profile - Caliper Way
C6.2	Sewer Plan & Profile - Caliper Way
C7.0	Storm P&P - Irrigation Bypass
C8.0	Irrigation Plan
C8.1	Irrigation Details
C9.0	Storm Water Management Plan
C9.1	SWMP Details
	Ute Water Standard Details

SINGI MULT MULT RIGH<sup>T</sup> 19 R ROAD FRUIT GVIC FIRE PUBL PARK PEDE (K,L,M SHARI ALLEY ALLEY ALLEY TOTAL

Ute Water Detail Sheet Available @ www.utewater.org/specifications

PROPOSE	D LAND USE TAB	BLE						
USE	AREA (s.f.)	AC	% OF TOTAL	OWNER				
LE FAMILY LOTS (239 TOTAL)	1,457,219.06	33.45	57.40%	PRIVATE				
TI—FAMILY UNITS (32 TOTAL)	83,609.75	1.92	3.29%	PRIVATE				
TI-FAMILY POND	30,339.12	0.70	1.20%	HOA				
T-OF-WAY: STREETS	431,392.13	9.90	16.99%	PUBLIC				
T-OF-WAY: SKIFF AVE. & 18 $\frac{1}{2}$ RD.	118,150.02	2.71	4.65%	PUBLIC				
ROAD ROW DEDICATION	15,461.72	0.35	0.61%	PUBLIC				
) MULTI-PURPOSE TRACTS (A,Y,X)	20,998.21	0.48	0.83%	HOA				
TA TRAIL TRACT (G)	30,155.70	0.69	1.19%	PUBLIC				
CANAL TRACTS (D,F)	130,103.20	2.99	1.19%	GVIC				
ACCESS TRACT (B)	2,389.64	0.05	0.09%	HOA				
LIC PARK TRACTS (C,E,I,O,S,T,AA)	101,432.71	2.33	4.00%	PUBLIC				
(ING AREA TRACTS (H,J)	22,742.56	0.52	0.90%	PUBLIC				
ESTRIAN PATH TRACTS M,N,P,Q,R,U,V,Z)	16,482.08	0.38	0.65%	PUBLIC				
RED DRIVE TRACT (W)	1,015.50	0.02	0.04%	PRIVATE				
IY 1 - FILING 1	29,438.66	0.68	1.16%	PUBLIC				
Y 2 - FILING 2	15,559.09	0.36	0.61%	PUBLIC				
Y 3 - FILING 2	15,559.32	0.36	0.61%	PUBLIC				
Y 4 – FILING 4	16,685.85	0.38	0.66%	PUBLIC				
AL SITE AREA:	2,538,733.87 S.F. – 58.28 AC							

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	DATE:	Cover Sheet			Copyright ©2022, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design /	PROF	
~SHE	08/26/ 1cvr	Iron Wheel Subdivision			building design and content of this         drawing is copyrighted under the         Federal Copyright Law of 1976. All         rights are reserved by Vortex	STEP SWIN ESSION OLORADO LI	861 Ro and Junc Phone: (9 Fax (97)
EET~	22 _f2.dwg	Filing 2			Engineering, Inc., who retain the exclusive right to the design or	HEN NDE NAL EI CENSE N	od Ave tion, CU 70) 245-7
		953 19 Road			re-use of this drawing. Any use, re-use, reproduction or other	NE. LL NGINI 0. 57688	CONSTRUCTION MANAGERS & SITE PLANNERS     CONSTRUCTION MANAGERS & SITE PLANNERS     CONSTRUCTION MANAGERS     CONSTRUCTION MANAGERS
		Fruita, Colorado 81521	REV. DATE	COMMENT	BY Engineering, Inc. is prohibited.	 EER	* CIVIL & CONSULTING ENGINEERS

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

C0.0

### **GENERAL NOTES:**

- THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS
- 2. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES INSPECTION BY THE GOVERNING AGENCY. CONTRACTOR MUST CONTACT THE APPROPRIATE AGENCY PRIOR TO CONSTRUCTION IN THE RIGHT-OF-WAY.
- 3. PLANNING PERMIT APPROVAL MUST BE OBTAINED BY INDIVIDUAL LOT OWNERS PRIOR TO CONSTRUCTION. THE LOT OWNER MUST SUBMIT A PROPOSED DRAINAGE PLAN OF EACH SITE TO THE GOVERNING AGENCY FOR REVIEW.
- 4. EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR:
- (A) CONTACTING THE CITY DEVELOPMENT INSPECTOR TO ARRANGE A PRE-CONSTRUCTION MEETING AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- (B) OBTAINING ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. (C) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE APPROPRIATE GOVERNING AGENCY.
- (D) VERIFICATION OF ALL OTHER UNDERGROUND FACILITIES WHICH MAY BE AFFECTED BY THIS PROJECT AND REPAIR THEREOF IN CASE OF DAMAGE. (E) CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COST FOR TEMPORARY SERVICES SHALL BE THE CONTRACTORS RESPONSIBILITY.
- (F) RESTORATION OF DISTURBED STREET PAVEMENT AS REQUIRED BY THE APPROPRIATE GOVERNING AGENCY.
- (G) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.
- (H) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY EITHER THE CITY, COUNTY AND/OR THE STATE.
- (I) OBTAINING NECESSARY PERMITS FROM THE DEPARTMENT OF TRANSPORTATION FOR ALL WORK IN AND ADJACENT TO STATE RIGHT-OF-WAY.
- (J) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.

SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

- (K) KEEPING ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED. (L) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL
- AS ANY FIELD MODIFICATIONS OF THE PLANS. (M) PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE
- "PROVIDED," "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE. (N) HAVING A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS, AND FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED
- WITHIN THE SOILS REPORT. (0) VERIFYING THE ACCURACY OF THE VERTICAL BENCHMARK INFORMATION. CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT
- BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION. 6. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, CONTACT THE ENGINEER IMMEDIATELY.
- TWO WORKING DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF COLORADO, COLORADO 811 AT 1-800-922-1987, FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. VORTEX ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS,. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VORTEX ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ERRORS DUE TO INCOMPLETE OR INACCURATE SURVEY INFORMATION THAT HAS BEEN PROVIDED BY OUTSIDE SOURCES NOT UNDER DIRECT EMPLOYMENT AT VORTEX ENGINEERING, INC.
- SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE GEOTECHNICAL FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT. 10. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL

### DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ALL UTILITY COMPANIES PRIOR TO ANY DEMOLITION WORK OR DISCONNECTION OF ANY SERVICE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANIES. ALL UTILITIES INCLUDING STORM SEWER, SANITARY SEWER AND WATER MAINS SHALL BE COMPLETELY REMOVED FROM THE GROUND UNLESS OTHERWISE SPECIFIED. NO
- EXISTING UTILITY, STRUCTURES OR UNDERGROUND IMPROVEMENT SHALL BE ABANDONED IN PLACE WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER, OWNER AND GOVERNING AGENCY. 3. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES WHICH ARE TO REMAIN IN SERVICE. INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE
- AND TELEPHONE SERVICES. 4. ALL STRUCTURE INCLUDING BASEMENT WALLS AND FLOOR SLABS SHALL BE COMPLETELY REMOVED FROM THE SITE.
- 5. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REQUIREMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO HAZARDOUS MATERIALS. DISPOSAL, HOURS OF OPERATION.
- ALL EROSION CONTROL MEASURES DESIGNED FOR THE SITE PERIMETER OR TO PROTECT EXISTING FEATURES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION ACTIVITIES. THE CONTRACTOR SHALL OBTAIN AND REVIEW THE ENVIRONMENTAL STUDIES PROVIDED BY THE OWNER AND TAKE ALL NECESSARY PRECAUTIONS FOR ENVIRONMENTAL SAFETY DURING DEMOLITION ACTIVITIES. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE EXISTING STRUCTURES FOR ANY OTHER CONDITIONS WHICH MAY AFFECT THE DEMOLITION PROCEDURES.
- ANY CONDITIONS WHICH MAY BE UNCOVERED DURING THE PROCESS OF DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY. ADDITIONAL EXPENSES INCURRED BY UNFORESEEN CONDITIONS SHALL BE APPROVED BY THE OWNER PRIOR TO THE ADDITIONAL WORK. 9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE PROPERTY FOR THE TYPE AND QUANTITY OF DEMOLITION REQUIRED. PRIOR TO SUBMISSION OF A BID.
- 10. THE CONTRACTOR SHALL HAVE WATER ON SITE FOR DUST ABATEMENT AT ALL TIMES DURING DEMOLITION ACTIVITIES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPROPRIATE DISPOSAL OF ALL DEBRIS. BURNING ON SITE SHALL NOT BE PERMITTED. NO DEBRIS INCLUDING
- CONCRETE OR ASPHALT MAY BE PLACED IN ANY FILL AREA. 12. ANY DAMAGE TO PUBLIC UTILITIES OR ADJACENT PROPERTIES AS A RESULT OF THE DEMOLITION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. REPAIRS SHALL BE MADE IN A TIMELY MANNER TO THE SATISFACTION OF THE DAMAGED PARTY.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH DOCUMENTATION OF THE CONDITION OF EXISTING IMPROVEMENTS TO REMAIN IN PLACE. CONTRACTOR
- SHALL BE RESPONSIBLE FOR ALL REPAIRS NOT DOCUMENTED AS PRE-EXISTING. DOCUMENTATION SHALL BE PROVIDED PRIOR TO START OF WORK. 14. ALL EXISTING UTILITY SERVICES SHALL BE COMPLETELY REMOVED FROM THE SITE. SERVICE SHALL BE CUT AND PLUGGED AT THE PROPERTY LINE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS. THE DEMOLITION CONTRACTOR SHALL CLEARLY MARK ALL STUBS AT THE PROPERTY LINE WITH A 4 X 4 WOOD POST (MINIMUM 4' ABOVE GRADE, 4' BELOW GRADE) MARKED WITH THE SERVICE TYPE.
- 15. ALL EXISTING WELLS SHALL BE CAPPED AND ABANDONED IN ACCORDANCE WITH ALL STATE REQUIREMENTS. IT IS THE CONTRACTORS RESPONSIBILITY TO FOLLOW ALL REQUIRED PROCEDURES, FILE ALL REQUIRED FORMS, APPLICATIONS AND REPORTS, AND OBTAIN ALL REQUIRED APPROVALS FROM THE STATE ENGINEER'S OFFICE.
- 16. DURING THE COURSE OF DEMOLITION, CONTRACTOR SHALL PROVIDE SECURITY FENCING AND OTHER PRECAUTIONARY SAFETY MEASURE AS NECESSARY.

EROSION CONTROL NOTES:

- 1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 2. AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE
- CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN. 3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A JURISDICTION
- REPRESENTATIVE MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED, STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM
- TRAFFIC FROM THE SITE. 5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND
- PLANTING SPECIFICATIONS. 6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE, EROSION CONTROL STRUCTURES BELOW
- SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED
  1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- THIS PLAN IS ONLY TO BE USED FOR INSTALLATION OF EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR STORM SEWER CONSTRUCTION. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLE WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
- 9. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLET'S BECOMING FUNCTIONAL.
- 10. THIS PLAN CONSTITUTES THE STORM WATER MANAGEMENT PLAN AS FILED WITH THE STATE OF COLORADO FOR A NPDES PERMIT. THIS PLAN AND A COPY OF THE NPDES PERMIT MUST BE AVAILABLE FOR INSPECTION AT ALL TIMES DURING CONSTRUCTION AND ALL COMPONENTS OF THE PLAN MUST BE IMPLEMENTED. 11. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH GRADING, UTILITY CONSTRUCTION SHALL OBTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN (SWMP) AND THE STATE OF COLORADO DISCHARGE PERMIT SYSTEM GENERAL PERMIT FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" AND BECOME FAMILIAR
- WITH THEIR CONTENTS 12. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA. EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- 13. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE. 14. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR
- CHEMICAL SPILLS AND LEAKS. 15. FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- 16. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- 17. ALL MEASURES PRESENTED IN THE SWMP SHALL BE INITIATED AS SOON AS PRACTICABLE
- 18. IF THE GRAVEL CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP AND THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- 19. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- 20. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT. 21. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- 22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION, FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

- FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPING 22. WHEN IT IS NECESSARY TO LOWE OPERATIONS ARE COMPLETE UNLESS OTHERWISE NOTED. WATE 8. ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES, AND PARKING AREAS BEYOND 5' OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS. GUIDELINES PRESENTED IN THE SOILS REPORT. 23. THE CONTRACTOR SHALL HAVE I 9. LIME TREATED SUBGRADE SHOULD MEET COLORADO HIGHWAY DEPARTMENT SPECIFICATIONS. A SPECIFIC MIX DESIGN SHOULD BE PERFORMED. DISTRICT. 10. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 24. COMPACTION OF ALL TRENCHES CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL GUTTERS TO PREVENT PUDDLING. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER IN WRITING 25. BEDDING CONFORMING TO THE IMMEDIATELY. 26. EXCAVATED MATERIALS SHALL NO 11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, DEBRIS, ORGANIC MATERIALS, RUI SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD). STREET RIGHT-OF-WAY OR UNDE 12. SPOT ELEVATIONS REPRESENT FLOWLINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED. MODIFIED T-180 DEPENDING ON 13. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT DENSITY SPECIFIED BY THE GEOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB 27. CONTRACTOR WILL PROVIDE ALL AND GUTTER AND UTILITIES. TO THE OWNER AND ENGINEER 14. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT STREET NOTES: 15. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL 1. REFER TO APPLICABLE CITY OR HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES. 2. THE CONTRACTOR SHALL PREPAR 16. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES. STATE RIGHT-OF-WAYS. THE PLA 17. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT. THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE MODIFIED BY THE CDOT SUPPLEI CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES CONSTRUCTION, AND OTHER DEVI AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION 3. WHERE NEW CURB AND GUTTER WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT 4. THE CONTRACTOR SHALL HAVE A APPROVAL OF THE ENGINEER. 5. THE CONTRACTOR SHALL SUBMIT 18. MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES FOR PRIVATE STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES. 6. THE CONTRACTOR SHALL NOTIF 19. SURFACE RESTORATION SHALL BE AS FOLLOWS: 7. THE CONTRACTOR SHALL BE SOLE (A) FINE GRADE ALL AREAS DISTURBED BY THE CONSTRUCTION OPERATIONS AFTER COMPLETION OF BACKFILLING AND COMPACTING. AREAS WHICH ARE TO RECEIVE 8. ALL WORKMANSHIP AND MATERIAL PAVEMENTS, SURFACING, TOPSOIL OR LANDSCAPING SHALL BE GRADED AS REQUIRED TO ALLOW INSTALLATION OF THE SPECIFIC SURFACE TREATMENT. GRADE ALL OF UNIFORM TRAFFIC CONTROL OTHER AREAS TO MATCH THE EXISTING GROUND LINE. TRANSPORTATION (CDOT) AND TH (B) REPLACE AND REPAIR ANY SURFACE IMPROVEMENTS DAMAGED OR REMOVED. CONFORM TO CITY STANDARDS & SPECIFICATIONS. 9. THE CONTRACTOR SHALL BE RES 20. BITUMINOUS PAVEMENT FOR COORDINATING TRAFFIC CON (A) BITUMINOUS PAVEMENT SHALL BE REMOVED TO CLEAN STRAIGHT LINES AT THE LOCATIONS INDICATED ON PLANS. WIDTH OF REMOVAL FOR PIPELINES SHALL BE KEPT 10. EXISTING CONFLICTING PAVEMENT TO A MINIMUM AS DICTATED BY TRENCHING OPERATIONS, BUT SHALL EXTEND AT LEAST 6 INCHES BEYOND THE LIMITS OF TRENCH EXCAVATION. 11. ALL REMOVED TRAFFIC CONTROL 12. THE CONTRACTOR SHALL BE RES (B) THE CUT SHALL BE MADE WITH PAVEMENT CUTTING WHEEL, SAW OR OTHER APPROVED METHOD, SO AS TO PROVIDE A REASONABLY STRAIGHT AND SQUARE EDGE. 13. OBTAINING ALL REQUIRED PERMIT SANITARY SEWER NOTES: THE PUBLIC RIGHT-OF-WAY. 1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. 14. RESTORATION OF ANY EXISTING 2. ALL GRAVITY SANITARY SEWER LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVC), ASTM D-3034 SDR.35, SEWER LINE MATERIALS AND CONSTRUCTION SHALL CONFORM TO 15. CONTRACTOR MUST NOTIFY THE ASTM STANDARDS AND SPECIFICATIONS. (STRIPING, SIGNALS, MEDIANS, E 3. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT. <u>UTILITY NOTES:</u> 4. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT 1. REFER TO APPLICABLE CITY OR RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS. ALL FRAMES 2. IT IS THE RESPONSIBILITY OF TH SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT. INITIATION OF CONSTRUCTION. SH 5. ALL SANITARY SEWER MAINS TESTING SHALL BE IN ACCORDANCE WITH LOCAL SPECIFICATIONS. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER, THE CONTRACTOR'S RESPONSIBILITY OWNER AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD. NOTIFY THE PROJECT ENGINEER 6. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE ENGINEER PRIOR TO FINAL ACCEPTANCE. DRAWINGS AND IN FULL COMPLIA
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (A) OBTAINING ALL REQUIRED PERMITS FROM THE CITY, CDOT, OR ANY REGULATORY AUTHORITY AT THE CONTRACTOR'S COST INCLUDING PERMITS REQUIRED FOR WORK WITHIN THE PUBLIC RIGHT-OF-WAY. (B) RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS. (C) VERIFICATION AND PROTECTION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT. (D) PROVIDING AS-BUILT DRAWINGS TO THE CITY AND ENGINEER. (E) ALL PERMITTING, DEVELOPMENT, CONNECTION, LOCATION INSPECTION AND TESTING FEES REQUIRED FOR STORM SEWER CONSTRUCTION. (F) VERIFYING ALL STANDARD DETAILS CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS.

### EROSION CONTROL MAINTENANCE NOTES:

1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING: 3. STRAW BALE INLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW

SIGNS OF DETERIORATION. 4. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, RE-SEEDED, AND WATERED AS NEEDED. 5. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD TO ONE-HALF THE HEIGHT OF THE SILT FENCE.

6. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. 7. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING

OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND. 8. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES, SEDIMENT IN THE SEDIMENTATION BASINS SHALL NOT EXCEED THE SEDIMENTATION CLEANOUT LEVEL.

9. IF THE STONES IN THE GRAVEL CURB INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED. 10. THE EMBANKMENT OF THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT.

11. ALL TEMPORARY SEDIMENT TRAPS AND SEDIMENTATION BASIN STRUCTURES SHALL BE CHECKED REGULARLY TO ENSURE THAT THEY ARE STRUCTURALLY SOUND AND HAVE NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. SEDIMENT DEPOSITS SHALL BE REMOVED PERIODICALLY TO ENSURE FULL VOLUME IS AVAILABLE IN THE POND.

### GRADING NOTES:

- 1. REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 2. CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY
- 3. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEEDED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND
- OF GRASS IS OBTAINED. 4. IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND STANDARDS OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT. YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED, LICENSED, SOILS ENGINEER, CERTIFYING THAT THE SUBBASE WITHIN THE AREAS TO BE PAVED HAS BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS.
- NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
- 7. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET, SILT

7. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND IMPROVEMENTS DURING INSTALLATION OF THE BORED SANITARY SEWER LINE. 8. THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER MAIN AND PROVIDE AN AS-BUILT ELEVATION OF THE MAIN TO THE ENGINEER PRIOR TO ANY NEW CONSTRUCTION. 9. SANITARY SEWER PIPES SHALL BE BEDDED IN ACCORDANCE WITH CITY CRITERIA.

### STORM SEWER NOTES:

- (G) FOR OBTAINING AND UNDERSTANDING ALL CITY STANDARDS AND SPECIFICATIONS PERTAINING TO THE CONSTRUCTION OF THE STORM SEWER IMPROVEMENTS. (H) FOR SCHEDULING ALL REQUIRED INSPECTIONS.
- 3. THE CONTRACTOR SHALL POTHOLE THE EXISTING SEWER MAIN AND PROVIDE AN AS-BUILT ELEVATION OF THE MAIN TO THE ENGINEER PRIOR TO ANY NEW CONSTRUCTION. 4. STORM SEWER PIPES SHALL BE BEDDING IN ACCORDANCE WITH CITY CRITERIA.
- 5. THE CONTRACTOR SHALL COORDINATE HIS WORK SCHEDULE WITH THE DITCH COMPANY TO ENSURE ALL DITCH FACILITIES ARE CONSTRUCTED WITHOUT DISRUPTION TO DITCH COMPANY OPERATIONS.
- 6. ALL STORM SEWER CONSTRUCTION SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND SPECIFICATIONS. 7. DISTANCES FOR STORM SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE OR INLET TO CENTER OF MANHOLE OR INLET. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT
- 8. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATION. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT AND STEEL SHIMS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE IN CONFORMANCE WITH STANDARD SPECIFICATIONS. 9. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- 10. MANHOLES SHALL BE PRECAST UNITS FURNISHED WITH STEPS CONFORMING TO ASTM C478 ADEQUATE TO WITHSTAND AASHTO H-20 LOADING. BASES MAY BE PRECAST OR CAST-IN-PLACE. MANHOLE RINGS AND COVERS SHALL BE CAST IRON IN ACCORDANCE WITH ASTM A-48. COVERS SHALL BE DESIGNATED PER LOCAL REQUIREMENTS. AL STORM MANHOLES SHALL HAVE INVERT SHAPING TO CROWN OF PIPE.
- 11. COMPACTION OF ALL TRENCHES WITHIN THE PROJECT SITE MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED OF THE ENGINEER PRIOR TO FINAL ACCEPTANCE 12. ALL STORM SEWER MAINS TESTING SHALL BE IN ACCORDANCE WITH LOCAL SPECIFICATIONS. COPIES OF ALL TESTING RESULTS SHALL BE PROVIDED TO THE ENGINEER, THE OWNER AND THE GOVERNING AUTHORITY PRIOR TO THE START OF THE WARRANTY PERIOD. 13. STORM SEWER PIPE SHALL BE CONCRETE PIPE UNLESS SPECIFICALLY DESIGNATED AS ANOTHER TYPE. ANY OTHER PIPE SUBSTITUTION WILL REQUIRE PRIOR APPROVAL OF

- THE ENGINEER. 14. ALL CONCRETE PIPE SHALL CONF
- WATER NOTES:
- 1. ALL WATER LINE CONSTRUCTION STANDARDS AND SPECIFICATIONS,
- 2. POTABLE WATER MAINS SHALL BE
- 3. INSTALLATION OF ALL PIPE, FITTIN SPECIFICATIONS AND DRAWINGS.
- 4. DEVELOPER IS RESPONSIBLE FOR
- 5. CONSTRUCTION PLANS REQUIRED 6. ELECTRONIC DRAWINGS OF THE
- INFRASTRUCTURE.
- 7. WATER METERS WILL NOT BE SO 8. ALL WATER METER PITS SHALL
- 9. ALL OFF-SITE IMPROVEMENTS SH
- 10. ABANDONED SERVICES SHALL BE 11. FIRE HYDRANTS SHALL CONFORM
- VALVES, MATERIALS, AND LABOR
- 12. WATER MAIN TAPS SHALL BE INST CONSTRUCTION IS NECESSARY F
- 13. WATER SERVICE LINES SHALL BE THE OWNER'S CONTRACTOR'S EXI
- 14. THE DISTANCE SHOWN FOR WATE DISTANCES SHOWN ON THE PLAN
- 15. THE CONTRACTOR SHALL VERIFY
- 16. ALL GRAVITY FLOW UTILITY LINES 17. NO TRENCH SHALL BE LEFT IN
- MANUAL OF UNIFORM TRAFFIC CO
- 18. MAINTAIN 10 FEET MINIMUM HORI
- 19. WATER LINES SHALL BE BEDDED 20. ALL PVC WATER MAINS SHALL BE HAVE BLUE 0.03-INCH THICK HIG
- INSTALLED AS NECESSARY TO ALL 21. ALL WATER MAINS SHALL:
- A. HAVE CONCRETE THRUST BLC B. HAVE VALVE BOXES RAISED
- C. BE CONSTRUCTED 54" BELO 21. ALL FITTINGS SHALL BE MADE FI
- SHALL BE WRAPPED WITH AN 8

- 3. LOCATION OF ALL EXISTING AND COMMENCEMENT OF ANY CONSTR BY THE CONTRACTOR IN FIELD F CONSTRUCTION SHALL COMMENCE PRIOR TO COMMENCEMENT OF C
- 4. UTILITY TRENCHES ARE TO BE S
- COMPLIANCE WITH APPLICABLE 5. MAINTENANCE OF ANY STORMWAT

14.	THE ENGINEER. ALL CONCRETE PIPE SHALL CONFORM TO ASTM C76. ALL PIPE SHALL BE CLASS III WITH CIRCULAR REINFORCING UNLESS OTHERWISE NOTED.		K	<u>נ</u> י	NNEKS
VATER 1. 2. 3. 4.	NOTES: ALL WATER LINE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST REVISION OF THE CONSTRUCTION DOCUMENTS AND THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS, AVAILABLE AT WWW.UTEWATER.ORG. POTABLE WATER MAINS SHALL BE AWWA C900, MINIMUM DR18, PVC CERTIFIED TO COMPLY WITH NSF/ANSI 61. NOMINAL LENGTH OF 20-FEET. INSTALLATION OF ALL PIPE, FITTINGS, VALVES, AND SERVICES, INCLUDING TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH UTE WATER STANDARD SPECIFICATIONS AND DRAWINGS. DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES (PITS AND YOKES SUPPLIED BY UTE WATER)		N I L	EERING, IN	UN MANAGEKS & SITE PLA AGERS ULTING ENGINEERS
5. 6. 7.	CONSTRUCTION PLANS REQUIRED 48 HOURS BEFORE CONSTRUCTION BEGINS. IF PLANS CHANGE THE DEVELOPER MUST SUBMIT A NEW SET OF PLANS. ELECTRONIC DRAWINGS OF THE UTILITY COMPOSITE FOR THE SUBDIVISION, IN AUTOCAD.DWG FORMAT, MUST BE PROVIDED PRIOR TO FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE. WATER METERS WILL NOT BE SOLD UNTIL FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE.			NIDN	PROJECT MAN
8. 9. 10. 11.	ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE. ALL OFF-SITE IMPROVEMENTS SHALL BE EXTENDED THE FULL LENGTH OF SUBJECT PROPERTY. ABANDONED SERVICES SHALL BE REMOVED AND CAPPED AT MAIN. FIRE HYDRANTS SHALL CONFORM TO THE UTE WATER CONSERVANCY DISTRICT MATERIAL SPECIFICATIONS. FIRE HYDRANTS ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS,	Gra	861 Roc and Junct hone: (97 Fax (970	d Avenue ion, CO 8 (0) 245-9	e 31501 051
12. 13.	VALVES, MATERIALS, AND LABOR WHICH ARE NECESSARY TO INSTALL THE HYDRANT COMPLETE IN PLACE. WATER MAIN TAPS SHALL BE INSTALLED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COORDINATE THIS CONSTRUCTION AND PROVIDE WHATEVER ADDITIONAL CONSTRUCTION IS NECESSARY FOR A COMPLETE INSTALLATION, I.E. TRENCHING, BACKFILL, ASPHALT PATCHING, TRAFFIC CONTROL, ETC. WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND ARE INSTALLED BY THE OWNER'S CONTRACTOR. WATER METERS ONLY SHALL BE INSTALLED BY THE DISTRICT AT	S	TEP	HEN	E.
14. 15.	THE OWNER'S CONTRACTOR'S EXPENSE. THE DISTANCE SHOWN FOR WATER LINE REPRESENT THE HORIZONTAL DISTANCE FROM CENTER OF FITTING TO CENTER OF FITTING, EXCLUDING VALVES. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS. THE CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF EXISTING UTILITIES AT CRITICAL LOCATIONS INCLUDING CROSSINGS AND CONNECTIONS.	PROFI	ESSION	AL ENG	L GINEER 7688
16. 17. 18.	ALL GRAVITY FLOW UTILITY LINES SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF OTHER UTILITIES NO TRENCH SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. WARNING SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHERE TRENCHING OPERATIONS ARE IN PUBLIC ROADWAYS. MAINTAIN 10 FEET MINIMUM HORIZONTAL DISTANCE, MEASURED CENTER-LINE TO CENTER-LINE, BETWEEN SEWER AND WATER LINES.				
19. 20. 21	WATER LINES SHALL BE BEDDED ACCORDING TO THE DETAIL DRAWINGS AND THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS. ALL PVC WATER MAINS SHALL BE INSTALLED WITH CONTINUOUS INSULATED 10 GAUGE SOLID COPPER TRACER ATTACHED WITH 2" WIDE PVC TAPE.TRACER WIRE SHALL HAVE BLUE 0.03-INCH THICK HIGH MOLECULAR WEIGHT POLYETHYLENE (HMWPE) INSULATION SUITABLE FOR DIRECT BURIAL APPLICATIONS. ADDITIONAL WIRE SHALL BE INSTALLED AS NECESSARY TO ALLOW TRACER WIRE TO BE LOOPED UP AT ALL FIRE HYDRANTS AND AIR VENTS AT UNDERGROUND VAULTS ALL WATER MAINS SHALL:				
21.	ALL WATER MAINS STALL. A. HAVE CONCRETE THRUST BLOCKING AT ALL TEES, BENDS, PLUGS AND HYDRANTS PER THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS. B. HAVE VALVE BOXES RAISED TO FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT. MAINTAIN ACCESS TO VALVES AT ALL TIMES. C. BE CONSTRUCTED 54" BELOW FINAL GRADE TO TOP OF PIPE, UNLESS OTHERWISE INDICATED. ALL FITTINGS SHALL BE MADE FROM DUCTUE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND				
22.	SHALL BE WRAPPED WITH AN 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C-105. WHEN IT IS NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS, A MINIMUM CLEARANCE OF 1.50 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES UNLESS OTHERWISE NOTED. WATER LINE CROSSINGS AT SANITARY SEWER MAINS SHALL BE IN ACCORDANCE WITH UTE WATER CONSERVANCY DISTRICT DESIGN AND CONSTRUCTION STANDARDS.	y Vortex RIGHTS design /	under the f 1976. All v Vortex	retain the design or . Any use,	or other ng without of Vortex rohibited.
23. 24. 25.	THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE UTE WATER CONSERVANCY DISTRICT. COMPACTION OF ALL TRENCHES MUST BE IN ACCORDANCE WITH THE STANDARDS AND COMPACTION TEST RESULTS SUBMITTED TO UTE WATER.	©2022, b g, Inc. ALL D. The site	copyrighted yright Law c	g, Inc., who ight to the nis drawing	production of this drawi r consent g, Inc. is p
26.	EXCAVATED MATERIALS SHALL NORMALLY BE CONSIDERED SUITABLE FOR BACKFILL UNLESS ANOMALOUS CONDITIONS ARE DISCOVERED DURING EXCAVATION. NO RUBBISH, DEBRIS, ORGANIC MATERIALS, RUBBLE AND STONES LARGER THAN 2 INCHES IN DIAMETER SHALL BE USED IN THE BACKFILL. BACKFILL (ABOVE BEDDING MATERIAL) (MITHIN STREET RIGHT-OF-WAY OR UNDER PAVEMENT SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% STANDARD PROCTOR AS DETERMINED BY AASHTO METHOD T MODIFIED T-180 DEPENDING ON SOIL CONDITIONS. BACKFILL NOT IN STREET RIGHT-OF-WAY OR UNDER PAVEMENT SHALL BE COMPACTED TO A STANDARD PROCTOR DENSITY SPECIFIED BY THE GEOTECHNICAL REPORT.	Copyright Engineerin RESERVEI	drawing is of Federal Cop	Engineering exclusive r re-use of th	re-use, re publication the writter Engineerin
27.	CONTRACTOR WILL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF PROPOSED IMPROVEMENTS, UNLESS SPECIFICALLY EXCLUDED IN WEATING TO THE OWNER AND ENGINEER PRIOR TO AWARD OF THE CONTRACT.				ВҮ
1. 2.	REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE CDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.				
3. 4. 5. 6. 7.	WHERE NEW CORB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR THE TYPICAL SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURED WITHOUT APPROVAL OF THE ENGINEER.				COMMENT
9. 10.	OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND THE LATEST STANDARDS AND SPECIFICATIONS FOR THE CITY OR COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL DURING APPLICATION OF PAVEMENT MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL DURING APPLICATION OF PAVEMENT MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.				
11. 12. 13.	ALL REMOVED TRAFFIC CONTROL SIGNS THAT ARE NOT RESET SHALL BE SALVAGED AND DELIVERED TO CDOT OR THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: OBTAINING ALL REQUIRED PERMITS FROM THE CITY, CDOT OR REGULATING AUTHORITY AT THE CONTRACTOR'S EXPENSE, INCLUDING PERMITS REQUIRED FOR WORK THE PUBLIC RIGHT-OF-WAY.				REV. DATE
14. 15.	RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING (BUT NOT LIMITED TO) FENCES, SOD, LANDSCAPING, PAVEMENT, SPRINKLER SYSTEMS. CONTRACTOR MUST NOTIFY THE LOCAL AUTHORITY'S TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC)				
1. 2.	REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE		sion		
3.	DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST	Sé	divi		1521
4. 5.	PRIOR TO COMMENCEMENT OF CONSTRUCTION. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS. MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES FOR PRIVATE	t Note	Sub	ng 2	Road Prado 8
6. 7.	ALL STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITE OF THE OWNER AND THE ASSIGNEES. ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE GENERAL CONDITIONS AND STANDARDS AND SPECIFICATIONS OF THE CITY OR COUNTY, UNLESS OTHERWISE NOTED. FOR TYPES OF STRUCTURES, REFER TO THE LATEST STORMWATER MANAGEMENT STANDARD DETAILS FOR CDOT AND THE CITY UNLESS OTHERWISE NOTED. TRENCHES FOR PIPES IN FUL SHALL BE FULLED WITH SELECT COMPACTED CRANULAR MATERIAL TO INSURE FIRM REDDING FOR PIPE	rojeci	leel	Fili	953 19 a, Colc
0. 9. 10.	UTILITY SERVICES ARE TO HAVE 36" MIN. COVER. WATER MAINS ARE TO HAVE 54" MIN. COVER. SEWER MAINS ARE TO HAVE 96" MIN. COVER UNLESS NOTED OTHERWISE. ELECTRIC CONDUITS MUST BE ELECTRICAL GRADE GREY SCHEDULE 40 PIPE. GAS CONDUITS MUST BE WHITE SCHEDULE 40 PIPE. COMMS CONDUITS MUST BE SCHEDULE 40 PIPE, ANY COLOR. IRRIGATION CONDUITS MUST BE C-900 PVC PIPE.	P	M		Fruit
	ALTERNATIVE DESIGN WILL BE REQUIRED THAT IS FUNCTIONALLY EQUIVALENT TO THE PERMITTED DESIGN AND WILL REQUIRE APPROVAL FROM THE GOVERNING AGENCY.		Iron		
		PROJECT DATE:	NO: F10 08/26/2 1cvr_1	-053 22 2.dwg	
	ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.		~SHE	<i>ет~</i>	
	CITY OF FRUITA ENGINEERING DIVISION REPRESENTATIVE DATE			/. I	

## ABBREVIATIONS

# LEGEND

	4560	_	EXISTING CONTOUR
			PROPERTY BOUNDARY
			FILING LINE
			BUILDING ENVELOPE
			PROPOSED LOT LINE
			EASEMENT
			MULTI-PURPOSE EASE
			EX EDGE OF ASPHALT
			RIGHT-OF-WAY
	— w —		PROPOSED WATER LIN
	— W — — — W — — — — — — — — — — — — — —		EXISTING WATER LINE
IRR	IRR IRR IRR		PROPOSED IRRIGATION
X			EXISTING FENCE
G	— G—— G—— G——	G ——	EXISTING GAS LINE
— G—— — Е —	— G — G — G — E — E	G ——	PROPOSED GAS LINE (BY XCEL ENERGY) PROPOSED ELECTRIC PEDE (BY XCEL ENERGY)
—— E ——	— Е — Е — Е		PROPOSED ELECTRIC TRAN (BY XCEL ENERGY)

4550.00

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EASEMENT MULTI-PURPOSE EASEMENT EX EDGE OF ASPHALT RIGHT-OF-WAY PROPOSED WATER LINE EXISTING WATER LINE PROPOSED IRRIGATION EXISTING FENCE EXISTING GAS LINE PROPOSED GAS LINE (BY XCEL ENERGY) PROPOSED ELECTRIC PEDESTAL (BY XCEL ENERGY) PROPOSED ELECTRIC TRANSFORMER (BY XCEL ENERGY) PROPOSED ASPHALT PROPOSED CONCRETE PROPOSED STORM DRAIN DRAINAGE DIRECTION

LOT CORNER SPOT ELEVATION - G 4550.00 PROPOSED SWALE/BERM ELEV. - FL 4550.00 PROPOSED FL CURB/V-PAN PROPOSED FIRE HYDRANT PROPOSED IRRIGATION RISER PROPOSED IRRIGATION VALVE PROPOSED IRR CLEANOUT

AC APPROX BCR BO BVC CFS CL CMP CONT DESC DIA EA ECR EG ELEV EVC EX FG FH FL FT Ga GALV GFW GPM HBP HDPE HMA HP IMH IRR LB LP MAINT MCSM MH MIN MPE
PCC PI PLC PRC PRKG PT PVC PVI RCP RECT REQD SCE SCH, SCHED SDMH SS SSMH SSS SSMH SSS SSMH SS SSMH STA STD STDS STRM SWM SWMP TEMP TOF TW TYP UG UM UTIL WQCV WSE

ACRES APPROXIMATE BEGIN CURB RETURN BLOW-OFF DEVICE BEGIN VERTICAL CURVE CUBIC FEET PER SECOND CENTERLINE CORRUGATED METAL PIPE CONTINUOUS DESCRIPTION DIAMETER EACH END CURB RETURN EXISTING GRADE ELEVATION END VERTICAL CURVE EXISTING FINISH GRADE FIRE HYDRANT FLOWLINE FEET GAUGE GALVANIZED GRADE AT FACE OF WALL GALLONS PER MINUTE HOT-MIX BITUMINOUS PAVEMENT HIGH DENSITY POLYETHYLENE PIPE HOT-MIX ASPHALT HIGH POINT IRRIGATION MANHOLE IRRIGATION POUND LOW POINT MAINTENANCE MESA COUNTY SURVEY MONUMENT MANHOLE MINIMUM MULTI-PURPOSE EASEMENT MECHANICALLY STABILIZED EARTH NOT TO SCALE ON CENTER ON CENTER, EACH WAY ON-SITE WASTEWATER TREATMENT SYSTEM POINT OF CURVATURE POINT OF COMPOUND CURVATURE POINT OF INTERSECTION PLACE POINT OF REVERSE CURVATURE PARKING POINT OF TANGENCY POLYCHLORIDE VINYL PIPE POINT OF VERTICAL INTERSECTION REINFORCED CONCRETE PIPE RECTANGULAR REQUIRED STABILIZED CONSTRUCTION ENTRANCE SCHEDULE STORM DRAIN MANHOLE SANITARY SEWER SANITARY SEWER MANHOLE STATION STANDARD, STANDARDS STORM STORM WATER MANAGEMENT STORM WATER MANAGEMENT PLAN TEMPORARY TOP OF FOUNDATION TOP OF WALL TYPICAL UNDERGROUND UTE MERIDIAN UTILITY WATER QUALITY CAPTURE VOLUME WATER SURFACE ELEVATION



TRUC  $\mathbb{O}$ CON LON REVIEW M O L





### NOTE:

THIS LINE TYPE DEPICTS LOCATIONS FOR STANDARD 6" VERTICAL CURB AND GUTTER. ALL OTHER CURBING IS THE STANDARD MOUNTABLE STYLE. RE: FRUITA STANDARDS

2 "NO PARKING" IN ALLEYS, TO BE MARKED WITH "NO PARKING" SIGNS POSTED AT 200' INTERVALS, ALONG ALTERNATING SIDES.

### GENERAL NOTES

- 1. ALL CONSTRUCTION TO CONFORM TO THE CURRENT CITY OF FRUITA DEPARTMENT OF PUBLIC WORKS AND PLANNING STANDARDS AND SPECIFICATIONS.
- 2. CONTRACTOR MUST CONTACT CITY OF FRUITA TRAFFIC OPERATIONS SUPERVISOR PRIOR TO CONSTRUCTION OR PLACEMENT OF TRAFFIC CONTROL DEVICES/FEATURES (STRIPING, SIGNALS, MEDIANS, ETC.) FOR CONSTRUCTION IN THE RIGHT-OF-WAY ONLY.
- 3. REFER TO THE GEOTECHNICAL INVESTIGATION BY HUDDLESTON-BERRY ENGINEERING & TESTING, LLC, DATED 01/30/06 FOR RECOMMENDATIONS REGARDING PAVEMENT, SLABS, FOUNDATIONS AND GROUNDWATER MITIGATION REQUIREMENTS.
- 4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GVP)

![](_page_5_Picture_9.jpeg)

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

![](_page_5_Picture_11.jpeg)

Know what's **below**. Call before you dig. Colorado 811 1-800-922-1987 co811.ora

![](_page_5_Figure_13.jpeg)

LEG	<u>SEND</u>
	PROPOSED STOP SIGN (MUTCD R1-1) WITH STREET SIGN
	PROPOSED NO OUTLET SIGN (MUTCD W14-2)
	PROPOSED NO PARKING SIGN
	PROPOSED STREET LIGHT
	PROPOSED FIRE HYDRANT
-0-	PROPOSED 6' VINYL FENCE
	PROPOSED 4' CHAINLINK FENCE
	PROPOSED SIGN (STREET ADDRESS MAPPING)
	PROPOSED SIGN (PED XING MUTCD R1-6)
	PROPOSED SIGN (NO TRESPASSING)
	PROPOSED SIGN (FIRE LANE)

![](_page_5_Figure_15.jpeg)

	RACT Y					TRACT X				
	LOT 230	LOT 229	LOT 228	LOT 227	LOT 226	LOT 225	LOT 224	LOT 223	LOT 222	LOT 221
LOT A1	LOT 231		TRACT W	$\sim$						
	LOT 232	L01	- 219		_OT 178	LOT 17	7	LOT 1	160	LOT 159
	LOT 233	LOT	218		OT 179	LOT 170	5	LOT 1	161	LOT 158
	LOT 234	LOT	217	L	OT 180	LOT 175	5	LOT 1	62	LOT 157
	BB	LOT	216		OT 181	LOT 174	ļ	LOT 1	63	LOT 156
	LOT 236	LOT	215	L T	OT 182 RACT V	LOT 173	5		TRACT	0
	LOT 238	LOT	214		OT 183	LOT 172	• • •	 		
	TITE Z LOT 239	LOT	213		OT 184	LOT 171		LOT 1	64	LOT 155
	TRACT G TRACT AA	LOT	211	L	OT 186	LOT 169		LOT 10	66	LOT 153
		LOT	210	L	OT 187	LOT 168		LOT 16	67	LOT 152
			209						_	
			TRACT T	LOT	Г 188 LO	T 189 LOT	190 LOT -	191 LOT 19:	2 RACT (LC	)T 193 LOT
						T 208 LOT	207 LOT 2	206 LOT 20	TRACT R C	)T 204 LOT
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								_		TRACT E

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- 4. LIGHTING TO BE DESIGNED BY UTILITY PROVIDER. (GVP)

![](_page_6_Figure_6.jpeg)

![](_page_6_Figure_7.jpeg)

![](_page_7_Figure_0.jpeg)

![](_page_8_Figure_0.jpeg)

Know what's **below**. Call before you dig. Colorado 811 1-800-922-1987 co811.org

970-242-0040 ELECTRICITY GRAND VALLEY POWER XCEL ENERGY 800-895-4999 NATURAL GAS 800-603-6000 TELEPHONE CENTURYLINK CABLE TELEVISION | SPECTRUM 866-874-2389

		<u>N89°53'</u>	<u>10"W</u>		1289.67'			
		Skiff A	ve.					
	-			253'10"E	— — — — — — — — — — — — — — — — — — —	984.41'		
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	<i>M</i> 2				:			
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and the second sec	97.43		DRAINAGE & ITE				F	₹ - +
	6			11 <sup>3</sup> 13.00	3+00 PT: 2+88.81	52' 57.67"E <sup>C</sup> 318.00' Calliper	5+00 Way PC: 6+06.	6+00 1
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ТН	<u></u>	$\begin{array}{c} 2 \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\ - \\$	N89'41'17"E 103.33' - 36.90' 100'00'00'W 75. - N90'00'00'W 75. - 28.33' 28	<u> </u>				SMT
     	LOT 99 6900 SF 0.16 AC	IRRIGATION ESMT.       .         LOT 98          LOT 98          LOT 98          0.14 AC       0.14 AC	LOT 96 6126 SF 0.14 AC	2000,00 E 14 14 14 14 14 14 14 14 14 14	DT 94 B66 SF 18 AC 18 AC 18 AC 18 AC 18 AC 18 AC 18 AC 18 AC 10 C 10 C 1	LOT 92 1 LOT 92 2 LOT 92 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	91     0     LOT 90     0       95F     0     5536 SF     10       0     0     0.13 AC     10	LOT 89 7875 SF 50 0.18 AC 22
	+00 + : 21+74.84	$\begin{array}{c c} 23+00 \\ \hline \\ -\text{Pl: } 22+69.35 \end{array} \begin{array}{c} R u s t y \\ \hline \\ R 1 \end{array}$	$\frac{25+00}{293.82'R \ o \ a \ d}$	RUSTY RIVET F RUSTY RIVET F CALIPER WAY- ELEV: 4527.24	RDSTA=25+63.17 27+00 STA=0+22.00	S89° 52' 57.67"E <sup>28+00</sup> 468.00'	29+00 	
	2/	55.60' <u>14' MULTIPURPOSE ESM</u>	5.60' 55.		55.60' <u>55.60'</u> <u> </u>			57.67'
	LOT 53	80       5004 SF       3       5004 SF       5004 SF       50         90       0.11 AC       0.11 AC       0.11 AC       0.11 AC	1 ASF	SF   </th <th>004 SF   S 5004 SF   S 11 AC</th> <th>5004 SF     S     S     S     S       0.11 AC       </th> <th>5004 SF   S 5004 SF   0.11 AC   0.11 AC  </th> <th>■ 6436 SF     10 0.15 AC     10 0.15 AC    </th>	004 SF   S 5004 SF   S 11 AC	5004 SF     S     S     S     S       0.11 AC	5004 SF   S 5004 SF   0.11 AC   0.11 AC	■ 6436 SF     10 0.15 AC     10 0.15 AC
-		<u>N89°52'58"W 55.60' 55.60' 55.60' 55.60' 55</u> .60' 55	<u>.</u> 60'55.60' <u>55.60</u>	<u>0</u> ′	5.60'55.60'	<u>55.60'</u>	<u>55.60'</u> 55.60'	N89'52 <u>'58"₩</u> 72.85'
	LOT 52	LOT 51 LOT 50 LC	T 49 LOT 48 LOT	47 LOT 46 L	OT 45 LOT 44	LOT 43 LOT 42	LOT 41 LOT 40	LOT 39
					Tungsten W	a y		
	-	LEGEND						I
		4582 PROPOSI	D CONTOUR					
			Y BOUNDARY					
		PROPOSI	D LOT LINE					
		PROPOSI						
<u></u>	<u>.</u>	PROPOSI	U Z V-PAN					

![](_page_8_Figure_4.jpeg)

![](_page_9_Figure_0.jpeg)

UTILITY	PROVIDER	PHONE NUMBER
SANITARY SEWER	CITY OF FRUITA	970-858-9559
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491
IRRIGATION	GRAND VALLEY IRRIGATION	970-242-2762
ELECTRICITY	GRAND VALLEY POWER	970-242-0040
NATURAL GAS	XCEL ENERGY	800-895-4999
TELEPHONE	CENTURYLINK	800-603-6000
CABLE TELEVISION	SPECTRUM	866-874-2389

![](_page_10_Figure_0.jpeg)

![](_page_10_Figure_1.jpeg)

![](_page_10_Picture_2.jpeg)

![](_page_10_Picture_3.jpeg)

co811.org

![](_page_10_Figure_6.jpeg)

![](_page_11_Figure_0.jpeg)

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

![](_page_11_Picture_2.jpeg)

![](_page_11_Figure_3.jpeg)

![](_page_11_Figure_4.jpeg)

![](_page_12_Figure_0.jpeg)

UTILITY PROVIDERS INFORMATION								
UTILITY	PHONE NUMBER							
SANITARY SEWER	CITY OF FRUITA	970-858-9559						
DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT	970-242-4343						
DOMESTIC WATER	UTE WATER CONSERVANCY DISTRICT	970-242-7491						
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NATURAL GAS	XCEL ENERGY	800-895-4999						
TELEPHONE	CENTURYLINK	800-603-6000						
CABLE TELEVISION	SPECTRUM	866-874-2389						

UTILITY ROAD CROSSING DETAIL					
ELECTRICAL SLEEVES	4" GREY SCHEDULE 40 ELECTRICAL CONDUIT				
GAS SLEEVES	4" WHITE SCHEDULE 40				
COMMUNICATIONS SLEEVES	2" WHITE SCHEDULE 40				
IRRIGATION SLEEVES	C–900 (SIZE AS NOTE ON PLANS)				
SIZES LISTED ABOVE SHALL BE USED UNLESS NOTED OTHERWISE					
ALL UTILITY SLEEVES/CROSSING SHOULD BE FIELD VERIFIED AND AS-BUILT PRIOR TO BACKFILL					
ALL UTILITY SLEEVES/CROSSING SHOULD BE INSTALLED IF CURB/GUTTER/SIDEWALK WILL BE					
INSTALLED ON ONE OR BOTH SIDES OF THE ROW					

![](_page_13_Figure_0.jpeg)

![](_page_14_Figure_0.jpeg)

![](_page_15_Figure_0.jpeg)

![](_page_15_Figure_1.jpeg)

![](_page_15_Figure_2.jpeg)

ROAD PROFILE - CALIPER WAY CONNECTION TO TUNGSTEN WAY HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'

![](_page_15_Figure_4.jpeg)

![](_page_15_Figure_6.jpeg)

![](_page_15_Figure_7.jpeg)

![](_page_15_Figure_8.jpeg)

![](_page_15_Figure_10.jpeg)

- 2. REFERENCE SHEET C1.1 FOR STREET TYPICAL SECTIONS AND SPECIFICATIONS.
- 3. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
- 4. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS
- TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT.
- 5. REFER TO FRUITA STANDARDS AND SPECIFICATIONS. 6. ALL DIMENSIONS ARE REFER TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
- 7. SEWER MANHOLES ARE 4'Ø, UNLESS NOTED OTHERWISE.
- 8. SEWER SERVICE SHALL BE 4" DIAMETER.
- SEWER SERVICE SHALL EXTEND AT LEAST 14' PAST RIGHT AWAY LINE
- 9. ALL CURB RETURN FLOW LINE RADII ARE 20' UNLESS OTHERWISE SPECIFIED
- 10. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED.
- 11. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO STREET CENTER LINE UNLESS OTHERWISE INDICATED.

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

![](_page_16_Figure_0.jpeg)

![](_page_17_Figure_0.jpeg)

![](_page_18_Figure_0.jpeg)

![](_page_18_Figure_1.jpeg)

# **GENERAL NOTES:**

- 1. REFERENCE SHEET CO.1 FOR ADDITIONAL NOTES. 2. REFERENCE SHEET C1.1 FOR STREET TYPICAL SECTIONS AND SPECIFICATIONS.
- 3. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
- 4. ALL MANHOLE RIM ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS TO FINISH GRADE BEFORE FINAL LIFT OF PAVEMENT. 5. REFER TO FRUITA STANDARDS AND SPECIFICATIONS.
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- 11. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO STREET CENTER LINE UNLESS OTHERWISE INDICATED.

# CONSTRUCTION NOTES:

- (1) CONNECT TO EXISTING SEWER RE: CITY STANDARDS AND SPECIFICATIONS
- 2 48" SANITARY SEWER MANHOLE RE: CITY STANDARDS AND SPECIFICATIONS
- 3 DRY UTILITY CONDUITS. SEE PROFILE FOR ADDITIONAL INFORMATION
- CONNECT TO EXISTING WATER. REMOVE  $\langle 4 \rangle$  FILING 1 CAP/BLOW-OFF
- RE: UTE WATER DETAILS
- 5 INSTALL TEE AND THRUST BLOCK RE: UTE WATER DETAILS
- 6 INSTALL 8" GATE VALVE RE: UTE WATER DETAILS
- CLAY CUT-OFF WALL  $\checkmark$  RE: CITY STANDARDS AND SPECIFICATIONS
- (8) WATER METER SERVICE RE: UTE WATER DETAILS
- CONCRETE CAP OR ENCASEMENT (9) 10' EACH SIDE OF CROSSING
- RE: UTE WATER STANDARDS
- 10 LOWER WATER MAIN RE: UTE WATER STANDARDS

![](_page_18_Figure_28.jpeg)

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

![](_page_19_Figure_0.jpeg)

![](_page_19_Picture_1.jpeg)

GENERAL NOTES:
1. REFERENCE SHEET CO.1 FOR A
2. REFERENCE SHEET C1.1 FOR S
3. NO DIMENSIONS TO BE SCALED
4. ALL MANHOLE RIM ELEVATIONS
TO FINISH GRADE BEFORE FINA
5. REFER TO FRUITA STANDARDS A
6. ALL DIMENSIONS ARE REFER TO
7. SEWER MANHOLES ARE 4'ø, UN
8. SEWER SERVICE SHALL BE 4" [
SEWER SERVICE SHALL EXTEND
9. ALL CURB RETURN FLOW LINE
10 ALL STREETS ROW'S ARE AA' R

LINE UNLESS OTHERWISE INDICATED.

![](_page_19_Figure_4.jpeg)

![](_page_19_Figure_5.jpeg)

ADDITIONAL NOTES. STREET TYPICAL SECTIONS AND SPECIFICATIONS.

- FROM THESE DRAWINGS. ARE APPROXIMATE. CONTRACTOR SHALL ADJUST RIMS & VALVE COVERS AL LIFT OF PAVEMENT.
- AND SPECIFICATIONS. TO FLOW LINE OF CURB AND GUTTER, UNLESS OTHERWISE INDICATED.
- JNLESS NOTED OTHERWISE.
- DIAMETER. D AT LEAST 14' PAST RIGHT AWAY LINE
- E RADII ARE 20' UNLESS OTHERWISE SPECIFIED
- 10. ALL STREETS ROW'S ARE 44' ROW UNLESS OTHERWISE INDICATED. 11. LONGITUDINAL GRADES ON FLOWLINE OF CURB AND GUTTER SHALL BE PARALLEL TO STREET CENTER

# CONSTRUCTION NOTES:

CIFICATIONS	6 INSTALL 8" GATE VALVE RE: UTE WATER DETAILS
e Ecifications	$\fbox{7}$ CLAY CUT-OFF WALL RE: CITY STANDARDS AND SPECIFICATIONS
ROFILE FOR	(8) WATER METER SERVICE RE: UTE WATER DETAILS
REMOVE	9 CONCRETE CAP OR ENCASEMENT 10' EACH SIDE OF CROSSING RE: UTE WATER STANDARDS
ОСК	(10) LOWER WATER MAIN RE: UTE WATER STANDARDS

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.		LINE E SPECIFIED ) LL BE PARALLEL TO STREET CENTER SITUL 8" GATE VALVE E: UTE WATER DETAILS LAY CUT-OFF WALL E: CITY STANDARDS AND SPECIFICATIONS WATER METER SERVICE E: UTE WATER DETAILS ONCRETE CAP OR ENCASEMENT O' EACH SIDE OF CROSSING E: UTE WATER STANDARDS OWER WATER MAIN E: UTE WATER STANDARDS	AP ECIFICATIONS. SHALL ADJUST RIMS & VALVE COVERS ER, UNLESS OTHERWISE INDICATED.		ET 
~SHEET~	PROJECT NO: F10-053 DATE: 08/26/22 6sewer_f2.dwg	Sewer Plan & Profile - Caliper Way Iron Wheel Subdivision Filing 2 953 19 Road Fruita, Colorado 81521	REV. DATE COMMENT	Copyright ©2022, by Vortex Engineering, Inc. ALL RIGHTS RESERVED. The site design / building design and content of this drawing is copyrighted under the Federal Copyright Law of 1976. All rights are reserved by Vortex Engineering, Inc., who retain the exclusive right to the design or re-use of this drawing. Any use, re-use, reproduction or other publication of this drawing without the written consent of Vortex BY	Statistics       Statistics         Statisting       S

![](_page_20_Figure_0.jpeg)

BASIS OF BEARING IS BETWEEN THESE TWO POINTS AND FROM G.V.A.L.C.S., N00°34'08"E, 1320.04'.

![](_page_20_Figure_2.jpeg)

# CONSTRUCTION NOTES: 1 INSTALL 2'x2' AREA INLET RE: CITY OF FRUITA DETAILS

# GENERAL NOTES:

- 1. REFERENCE SHEET 2 FOR ADDITIONAL NOTES.
- 2. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.
- 3. STATIONS ARE IN REFERENCE TO CENTER LINE OF PIPE RUN.

3. STATIONS ARE IN REFERENCE TO CENTER LINE OF PIPE RI	W - NOT FOR CONSTRU	Copyright © Engineering, I RESERVED. 7	REV. DATE     COMMENT     Bvilding design
	INT ACTION	Storm P&P - Irrigation Bypass	Iron Wheel Subdivision Filing 2 953 19 Road Fruita, Colorado 81521
		PROJEC DATE:	T NO: F10-053 08/26/22 7storm_f2.dwg
CCEPTED FOR CONSTRUCTION FOR ONE YEAR F CEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR THE ENG TH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.	ROM THIS DATE		~ <i>SHEET~</i>

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SWINDELL

PROFESSIONAL ENGINEER

COLORADO LICENSE No. 57688

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![](_page_21_Figure_0.jpeg)

WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING

![](_page_21_Picture_4.jpeg)

![](_page_21_Figure_6.jpeg)

# **IRRIGATION SYSTEM NOTES:**

### 1. IRRIGATION PIPING SHALL CONSIST OF THE FOLLOWING:

- IRRIGATION SYSTEM SHALL BE MINIMAL CLASS 160 PVC. •
- MINIMUM OF 2 FEET OF COVER. •
- IRRIGATION LINES BENEATH ROADWAYS AND DRIVEWAYS SHALL BE PLACED IN A SLEEVE EXTENDING A MINIMUM OF 3 FEET BEYOND PAVING.
- A 90 DEGREE CHANGE IN DIRECTION SHALL BE CONSTRUCTED WITH 2 45 DEGREE BENDS.
- BURIED VALVES SHALL BE STANDARD EPOXY COATED CAST-IRON GLOBE VALVES •
- WITH VALVE BOX • IRRIGATION SYSTEM SHALL BE PRESSURE TESTED AT 80 PSI, LEAKAGE (L) IN GALLONS PER HOUR SHALL NOT EXCEED THE FOLLOWING:
- $L = (S X D X (P^{0.5})) / 133,200$ S = LENGTH IN FEET, D = DIAMETER IN INCHES, P TEST PRESSURE IN PSI
- ALL IRRIGATION LINES SHALL HAVE TRACER WIRE EXTENDED TO GRADE AT ALL
- CLEANOUTS, VALVES, & RISERS, • INSTALL THRUST BLOCKS ON TEES, BENDS, FITTINGS, AND DEAD-ENDS ON ALL
- DISTRIBUTION PIPING. (PRESSURIZED AND GRAVITY FEED LINES) INSTALL AIR VAC AT IRRIGATION LINE HIGH POINTS
- 2. ALL IRRIGATION PIPE TO HAVE CAUTION TAPE AND TRACER WIRE,
- CAUTION TAPE TO BE  $12" \pm 4"$  ABOVE BURIED PIPE.
- 3. INSTALL THRUST BLOCKS AT AREAS WHERE WATER CHANGES DIRECTION ON ALL FEED LINES.
- 4. EACH LOT SERVICE CONNECTION TO HAVE INSTALLED A 15 G.P.M.
- FLOW CONTROL VALVE. 5. PAINT EXPOSED PVC WITH BLUE LATEX PAINT.

- GENERAL NOTES:
- 1. NO DIMENSIONS SHALL BE SCALED FROM THESE PLANS.
- 2. PLACE ALL IRRIGATION LINES IN PVC SLEEVES AT ALL ROAD CROSSINGS 3' BEYOND SIDEWALK

![](_page_22_Figure_21.jpeg)

![](_page_22_Figure_22.jpeg)

THRUST BLOCK SIZING										
SIZE	90°	90°	45°	45°	22.5°	22.5°	TEE'S	TEE'S	PLUGS	PLUGS
	A	В	A	В	A	В	A	В	С	D
4"	5"	7"	4"	5"	2"	5"	5"	5"	7"	10"
6"	8"	10"	6"	8"	3"	8"	8"	8"	10"	15"
8"	12"	12"	8"	10"	5"	9"	9"	12"	12"	20"
10"	16"	14"	10"	12"	6"	10"	11"	14"	14"	25"
12"	19"	16"	12"	14"	8"	11"	14"	16"	16"	30"
14"	23"	18"	114"	16"	10"	12"	16"	18"	18"	34"
16"	26"	20"	16"	18"	11"	13"	18"	20"	20"	38"

![](_page_22_Picture_24.jpeg)

<u>Pla</u> Final

![](_page_23_Figure_0.jpeg)

![](_page_23_Picture_5.jpeg)

IIILE	<u>KEY</u>	SYMBOL
CONCRETE WASHOUT AREA	CWA	CWA
EARTHEN BERM	EB	EB
STORM DRAIN INLET PROTECTION		
STRAW BALE	SB	
VEHICLE TRACKING CONTROL	VTC	
OUTLET PROTECTION	OP	
TEMPORARY SWALE	TS	<b>→-···→-···</b>

![](_page_24_Figure_0.jpeg)

![](_page_24_Figure_1.jpeg)

![](_page_24_Figure_2.jpeg)

<u>KEY</u>

CWA

(EB)

(IP)

(EB)

VTC

(OP)